

Glyn Rhosyn

PENTWYN, CARDIFF, CF23 7DS

GUIDE PRICE £290,000

Hern &
Crabtree



Glyn Rhosyn

Positioned in a quiet and sought-after cul-de-sac next to Cardiff Golf Club, this beautifully presented four-bedroom home offers just over 1,000 square feet of stylish, well-proportioned living space.

Thoughtfully updated throughout, the property boasts a modern kitchen diner, a sleek contemporary bathroom, and a bright, clean interior with excellent natural light. Ideal for families or professionals, this spacious home also benefits from a single garage and a landscaped, low-maintenance garden, making it an exceptional all-rounder in a fantastic location.

Pentwyn is a popular residential suburb in north-east Cardiff, known for its convenient location, excellent local amenities, and family-friendly atmosphere. With a strong sense of community, Pentwyn offers a mix of green spaces, local parks, and easy access to well-regarded schools and healthcare services. The area is particularly attractive to commuters, with quick links to the A48, M4, and Cardiff city centre. You'll also find a variety of shops, supermarkets, and leisure facilities nearby, including the vibrant retail hub at Cardiff Gate. Notably, 80 Glyn Rhosyn is set right next to the prestigious Cardiff Golf Club, adding a touch of green tranquillity to everyday life.



1004.00 sq ft

Entrance Hall

Storm porch to front. Double glazed window to side. Stairs to first floor. Wood laminate flooring. Radiator. Storage under stairs.

Cloakroom

Double glazed obscure window to side. W.C. Wash hand basin and vanity. Tiled Flooring.

Lounge

Double glazed bay window to front. French doors to kitchen / diner. Laminate flooring. Radiator.

Kitchen Diner

Open plan kitchen diner. Double glazed French doors from diner to garden. Double glazed windows to rear and side. Double glazed door from kitchen to garden. Kitchen laid with wall and base units with work tops over. Space for fridge/freezer. Integrated oven and ceramic hobs (four ring). Integrated dishwasher. One bowl sink and drainer. Wood laminate flooring. Breakfast bar. Door return to hall.

First Floor Landing

Double glazed obscure window to side. Airing cupboard. Doors to bedrooms and bathroom.

Bedroom One

Double glazed window to front. Radiator. Recess for wardrobes.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

Modern bathroom with double glazed obscure window to side. Wash hand basin and vanity. Bath with shower plumbed over. Glass screen. Part tiled walls and floor. Loft access hatch.

Loft Information

Thee loft is boarded, features a made-to-measure ladder for easy access, and boasts two Velux windows, making it not only attractive for storage but also for potential loft conversion.

Outside

Front

Slate chippings. Path to front door. Gate and fencing. Side gate access to rear.

Rear

Paved stone patio. Timber fencing. Door to rear. Door to garage. Light. Side gate access.

Garage

Detached garage. Door to rear garden.

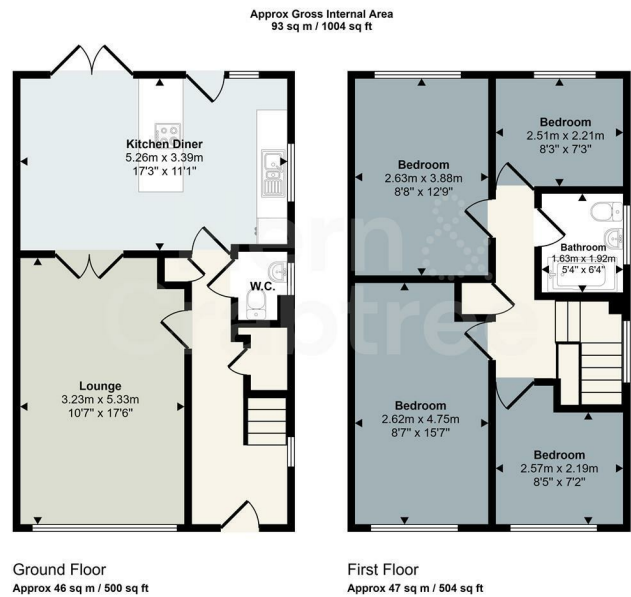
Tenure

Disclaimer

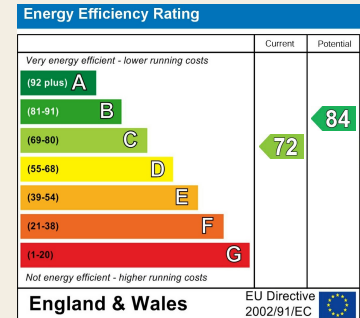
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